

December 1, 2006

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Special Use Permit for APN: 162-03-801-108

We are requesting a SUP for the relocation of an existing pawnshop currently located at 1237 East Sahara Avenue to 856 and 854 E. Sahara Avenue. This new location is a nicer building conducive to higher end jewelry sales and will provide us with much needed additional space.

We identified one other financial institution, a check cashing business, within 1000 feet of the proposed location. We realize staff's recommendation for approval will require applying the waiver option to the separation requirement from other finance businesses. We believe the factors associated with this request provide ample justification and the type of scenario intended for applying the waiver of the separation requirement.

Within 1000 feet of the existing location at 1237 E. Sahara (corner of Sahara and Maryland Parkway) there appears to be seven (7) financial institutions. The proposed location currently only has the one financial institution within the 1000 foot radius. The reduction in saturation of these businesses which the law was aimed to accomplish will be achieved with the approval of our request. In addition, it is important to consider that this is not a new location but simply moving an existing location.

It is very rare, if not impossible, to find a commercially zoned location with enough vacant space for a pawn store with a retail emphasis business model that is not within 1000 feet of a financial institution.

While pawnshops are grouped in with the finance businesses it needs to be understood that our business is quite different from the check cashing business that is within 1000 feet of this parcel. A majority of the revenue from our pawn business comes from retail sales, primarily jewelry sales. Unlike payday loan/check cashing businesses, our pawn loan product is regulated by state statutes as far as the allowable interest rate charged. The payday loan/check cashing business does not have caps on its fees or interest rates charged to customers. In addition, our pawn stores offer below retail prices for merchandise that always come with a warranty.

We are enclosing pictures of the interior of our recently opened stores to help clarify that our pawn stores are very different from the other businesses grouped under finance businesses. Our pawn stores are not only different due to the regulated interest rate and

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retail sales making up a majority of the revenue but also in the appearance and space requirements.

When we participated in the passing of the waiver ordinance and agreed to the inclusion of pawnshops among finance businesses in any separation requirements it was with the understanding that the waiver option would be available and applied when appropriate. It is situations like this where the waiver would be very appropriately applied.

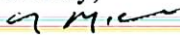
Our store hours are 9:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 5:00 p.m. on Sunday.

It would create a significant hardship on our organization if we are not able to obtain approval for the relocation of an existing store.

The building was built in compliance with the parking code at the time of construction.

If you have any questions the best way to contact me is on my cellular phone, 497-1226.

Sincerely,



Craig McCall

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**Pawn
Place**

**Pawn
Plus**

**ASAP
Pawn**

**USA
Pawn**
& JEWELRY COMPANY

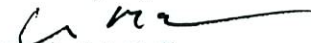
December 26, 2006

Planning and Development Department
City of Las Vegas
731 North Fourth Street
Las Vegas, NV 89101

RE: Addendum to Justification Letter for SUP-18902, Project Address 856 & 854 E.
Sahara Avenue

In our justification letter submitted on 12/21/2006 as part of our application we meant to request the time period for putting the pawn shop use permit into effect be 18 months from date of approval. This time period is necessary for the existing tenant to complete the construction and relocate to their new location.

Thank you,


Craig McCall

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